

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
OCTOBER 28, 2015
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. PUBLIC FORUM

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

IV. APPROVAL OF MINUTES: October 14, 2015

V. ANNOUNCEMENTS

VI. ANNOUNCEMENT OF CONFLICT OF INTEREST

VII. APPROVAL OF THE AGENDA: October 28, 2015

VIII. CONSENT CALENDAR

NO ITEMS

IX. PUBLIC HEARING

- IX-1 T-Mobile – 990 AMES AVE – UP15-0011:** A request for a Conditional Use Permit to add three new wall mounted panel antennas and associated equipment to an existing wireless telecommunication facility located in the Heavy Industrial Zone. This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Cindy Hom, 408-586-3284, chom2@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 15-033 approving Conditional Use Permit No. UP15-0011 to add three new wall mounted panel antennas and associated equipment to an existing wireless telecommunication facility subject to the conditions of approval.

- IX-2 1 HANSON LLC SELF STORAGE – 1 HANSON CT – UP14-0020, SD14-0019, EA15-0004:** A request for a Site Development Permit, Conditional Use Permit and Environmental Assessment to allow demolition of existing industrial site and development of a 98,390 square feet self-storage facility with a 2,360 square feet manager's unit and installation of associated site improvements including fencing, landscaping and signage. The project also proposes a future 35,500 square feet second story addition that will be

constructed at a later date. A Mitigated Negative Declaration has been prepared and circulated for this project. Project Planner: Cindy Hom, 408-586-3284, chom2@ci.milpitas.ca.gov" chom2@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Conduct a Public Hearing and Adopt Resolution No. 15-034 approving Site Development Permit SD14-0019, Use Permit UP14-0020, and Environmental Impact Assessment EA15-0004 to allow the demolition of an existing industrial site and to construct a 98,390 square foot self-storage facility with a 2,360 square foot office and manager's unit, associated site improvements, a future Phase II 35,500 square foot expansion, and FAR increase subject to the findings and conditions of approval.

IX-3

THE DISTRICT, CENTRE POINTE AND HOURET – McCandless, Centre Pointe and Houret Drive – GP15-0002; ST15-0001; ZA15-0005; EA15-0005; SD15-0006; MT15-006; -007; -008; -009; UP15-0010: The project includes a request to amend the City of Milpitas' General Plan by changing the land use designation on a portion of that area designated Centre Pointe Site B in the Transit Area Specific Plan from Residential-Retail High Density Mixed (RRMU) to High Density Transit Oriented Residential (HDTOR), amending the Transit Area Specific Plan land use designation for the same area from Multi-Family Residential High Density (MFH) to High Density Transit Oriented Residential (HDTOD), and by rezoning the same area from High Density Mixed-Use (MXD2-TOD) to Multi-Family High Density Residential (R3-TOD).

The project also requests a Site Development Permit, Major Tentative Maps, and a Conditional Use Permit for the development of Lot 3 of that portion of the Transit Area Specific Plan known as the District by proposing 83,842 sq. ft. of retail uses, including a hotel with 175 rooms and a 423 residential unit building, as well as for 105 dwelling units on Centre Pointe Site B, 136 units on Centre Pointe Lot C, 114 residential condominium units along Houret Drive and Court, and associated site improvements.

The requested Site Development Permit and Conditional Use Permit will supersede the Site Development Permit and Conditional Use Permit previously approved for the District 1 Lots 2 and 4, changing the proposed mixed use buildings on Lots 2 and 4 to 391 residential units (218 on Lot 2; 173 on Lot 4), 3,480 sq. ft. of retail on Lot 2, 13,941 sq. ft. of retail on Lot 4, and associated site improvements.

An Addendum to the Transit Area Specific Plan (TASP) Environmental Impact Report (EIR) (State Clearinghouse No. 2006032091) has been prepared for this project. The Planning Commission will be making recommendations on all of these requested approvals and the Addendum to the City Council for that body's review and consideration.

Project Planner: Bill Ekern, 408-586-3279, bekern@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Conduct a Public Hearing and (1) adopt Resolution No. 15-035 Recommending the City Council approve an Addendum to the Certified Environmental Impact Report Prepared for the Transit Area Specific

Plan (State Clearinghouse No. 2006032091) in support of the Centre Pointe and Houret Court Project located at 1310-1360, 1400-1460 and 1415-1475 McCandless Drive, 1463, 1501, 1507, 1515, 1536-1567, and 1577-1601 Centre Point Drive, and 231, 247-269, 274 and 1147 Houret Court, and (2) adopt Resolution No. 15-036 Recommending the City Council approve General Plan Amendment GP15-0002, Specific Plan Amendment ST15-0001, Rezone RZ15-0005, Site Development Permit SD15-0006, Use Permit UP15-0010, Major Tentative Maps MT15-0006, MT15-0007, MT15-0008 and MT15-0009 for the Centre Pointe and Houret Court Project located at 1310-1360, 1400-1460 and 1415-1475 McCandless Drive, 1463, 1501, 1507, 1515, 1536-1567, and 1577-1601 Centre Point Drive, and 231, 247-269, 274 and 1147 Houret Court.

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public.

Commissions, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall
455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website www.ci.milpitas.ca.gov by selecting the Milpitas Municipal Code link.

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
